048.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,100 / 873,100
					USE VALUE:	873,100 / 873,100
					ASSESSED:	873,100 / 873,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184	-186	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COURDUVELIS JOHN
Owner 2:	
Owner 3:	
Street 1:	13 TANGLEWOOD DR
Street 2:	
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01824 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Brick Exterior and 2562 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	462,300	4,700	406,100	873,100
Total Card	0.110	462,300	4,700	406,100	873,100
Total Parcel	0.110	462,300	4,700	406,100	873,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.79 | /Parcel: 340.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34028

GIS Ref

GIS Ref

Insp Date 12/04/18

!4061!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,800	4700	4,800.	406,100	872,600	872,600	Year End Roll	12/18/2019
2019	104	FV	357,200	4700	4,800.	431,500	793,400	793,400	Year End Roll	1/3/2019
2018	104	FV	357,200	4700	4,800.	314,700	676,600	676,600	Year End Roll	12/20/2017
2017	104	FV	334,600	4700	4,800.	274,100	613,400	613,400	Year End Roll	1/3/2017
2016	104	FV	334,600	4700	4,800.	233,500	572,800	572,800	Year End	1/4/2016
2015	104	FV	297,400	4700	4,800.	228,400	530,500	530,500	Year End Roll	12/11/2014
2014	104	FV	297,400	4700	4,800.	187,800	489,900	489,900	Year End Roll	12/16/2013
2013	104	FV	309,700	4700	4,800.	178,700	493,100	493,100		12/13/2012

PRINT

Date	Time
12/10/20	19:09:01

LAST REV

Date	Time
05/14/19	14:59:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS NUVERT	1170-1		4/11/1997		273,000	No	No		Y

USER DEFINED

Prior Id # 1:	34028
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1671	New Wind	5,500	C				
9/10/2013	1359	Manual	2,750	C				
10/12/2012	1306	Manual	4,886	C				
8/2/2010	933	New Wind	5,383					3 PIC WINDOWS
10/30/2009	1084	New Wind	5,903					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/17/2014	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/30/2009	Inspected	189	PATRIOT
4/2/2009	Missed Appt.	345	PATRIOT
5/13/2000	Missed Appt.	197	PATRIOT
4/22/2000	Mailer Sent		
3/8/2000	Measured	197	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.06	1			Med. Tr	-10					406,080						406,100	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 406,080 | Spl Credit | Total: 406,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	9 - Stone	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK W/STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05983603
Const Adj.:	1.05378926
Adj $ / SQ:	189.863
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670065
Depreciation:	207720
Depreciated Total:	462345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

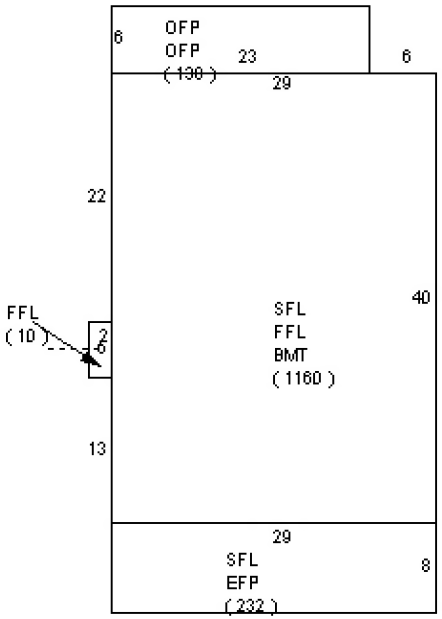
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.86
Special Features:	0	Val/Su Net:	109.29
Final Total:	462300	Val/Su SzAd	180.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,392	189.860	264,290
FFL	First Floor	1,170	189.860	222,140
BMT	Basement	1,160	56.960	66,072
OFP	Open Porch	276	23.690	6,538
EFP	Enclos Porch	232	41.060	9,525

Net Sketched Area:	4,230			Total:	568,565
Size Ad	2562	Gross Are	4230	FinArea	2562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1921	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700